

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for May 14, 2003 PLANNING COMMISSION MEETING

P.A.S.: Waiver #03004

PROPOSAL: Applicant is requesting a waiver to the requirement that sidewalks and street trees be installed within four years of final plat approval. Applicant is requesting a two year extension.

CONCLUSION: Aspen 5th Final Plat was approved by Planning Commission on June 17, 1998. The subdivision ordinance requires that sidewalks and street trees be installed within four years of the final plat approval. The applicant has already exceeded the allowed time by 10 months. An extension of two years would in reality be a three year extension

The completion of the sidewalks would eliminate gaps in the sidewalk system. Public Works opposes an extension of time for the installation of sidewalks.

Planting street trees on lots prior to development could result in the trees being destroyed or planted where a driveway may be located. Therefore an extension of time for the installation of street trees is acceptable

<u>RECOMMENDATION:</u>	Denial to extension of time for sidewalks. Approval to extension of time for street trees
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 2-6, Block 1; Lots 1-19, Block 2; Lots 1-12, Block 4; Aspen 5th Addition.

LOCATION: Beaver Creek Ln. & Pine Lake Rd.

EXISTING ZONING: R-4, Residential

EXISTING LAND USE: Residential

SURROUNDING LAND USE AND ZONING:

North: R-3, Residential
South: R-3, Residential
East: R-4, Residential
West: R-3, Residential

HISTORY: Aspen 5th Addition final plat was approved by Planning Commission on June 17, 1998.

COMPREHENSIVE PLAN SPECIFICATIONS:

“Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods.” (F-66)

“The sidewalk system should be complete and without gaps.” (F-89)

TRAFFIC ANALYSIS: All streets within Aspen 5th Addition final plat are local roads.

ANALYSIS:

1. The applicant is requesting an extension of time for the installation of sidewalks along the public right-of-way, along the private roadways and in the pedestrian easement, as well as the installation of street trees.
2. The sidewalk in the pedestrian easement is installed.
3. Public Works does not support a waiver of the time limit for the installation of sidewalks.
4. Parks & Recreation Department does not object to the extension of time for the installation of street trees.
5. Section 26.11.040(a) of the Land Subdivision Ordinance states that sidewalks within streets and those trees not included in a landscape screen shall be installed within four years of final plat approval.
6. Aspen 5th Addition Final Plat was approved on June 17, 1998.
7. Applicant is asking for a two year extension to install the sidewalks and street trees. The improvements were to be completed by June 17, 2002. A two year extension would in reality be a three year extension.

Prepared by:

Tom Cajka
Planner

DATE: April 30, 2003

Applicant: Krein Real Estate, Inc.
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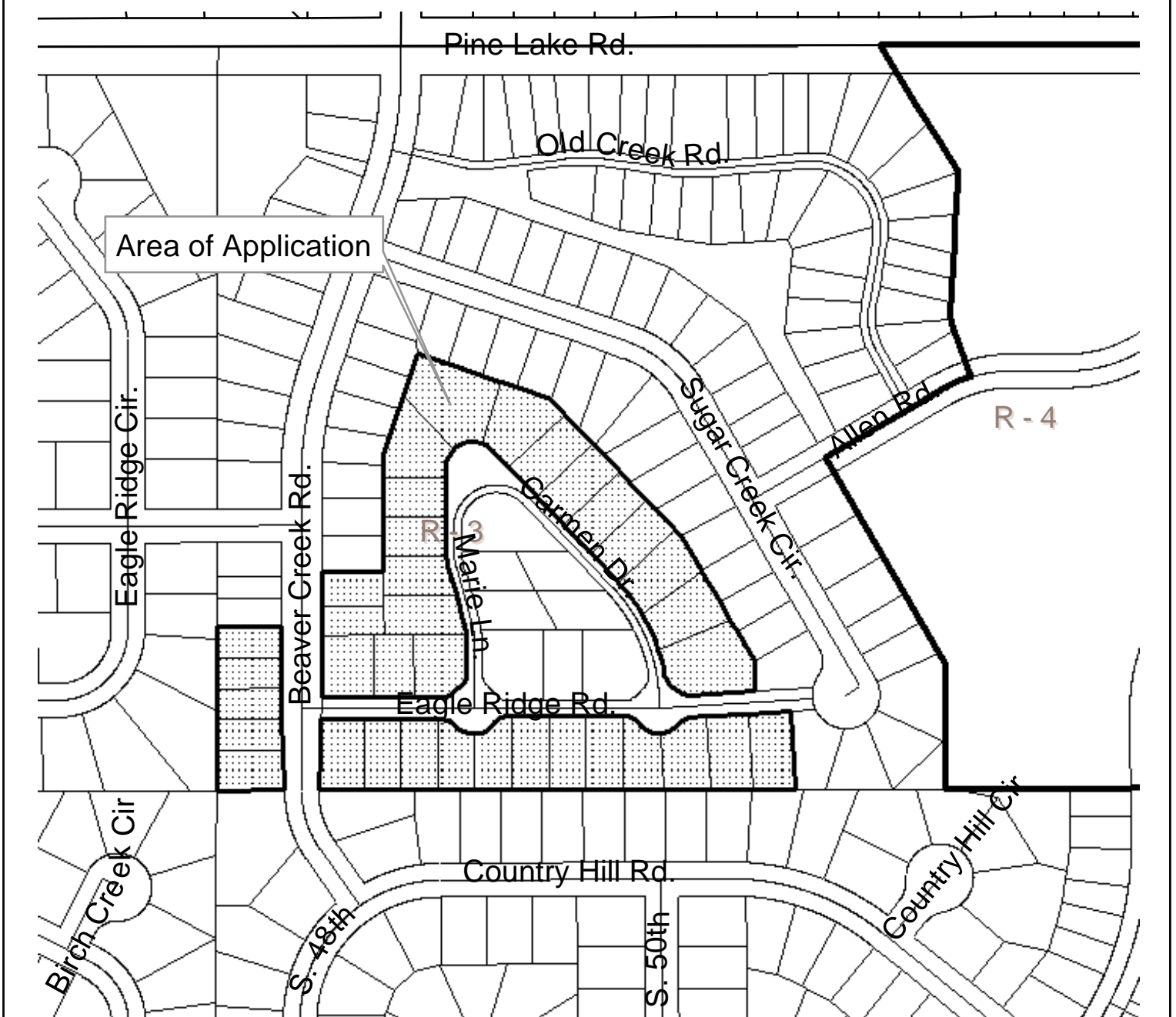
Owner: same as applicant

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Waiver #03004
Beaver Creek Ln & Eagle Ridge Rd.
Aspen 5th





Waiver #03004 **Beaver Creek Ln & Eagle Ridge Rd** **Aspen 5th**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 20 T9N R7E

